

MINUTES ~ March 9, 2010
Ponaganset High School-Library

1. Call to Order

Mr. Gregory Laramie, Chair of the Foster Glocester Regional Building Committee, called the meeting of the Foster Glocester Regional Building Committee to order at 6:30PM in the Ponaganset High School, Library.

2. Roll Call

Mrs. Kecia Pierce called the roll. In attendance were Mr. Gregory Laramie of Glocester, Mr. Dennis Chretien of Foster, Mr. Raymond Fogarty of Glocester, Mrs. Anne Ejnes of Glocester and Mr. Bill Abt of Foster. Mrs. Julie Capobianco of Foster joined the meeting at 6:35PM. Mr. Warren Ducharme of Foster was absent and Mr. George Jacques of Glocester was absent as he is out of town.

3. Financial Report

Mrs. Sarah Mangiarelli reviewed the Treasurer's Report which committee members had received prior to the meeting. The Treasurer's summary report is attached as reference 1. Mrs. Mangiarelli reported that she needs updated information from Mr. Bob Grzyb before she can finalize the total project cost projections schedule.

Mrs. Mangiarelli reported on the grant status stating that approval is expected from the Department of Energy by the end of the day. Once she has approval, Mrs. Mangiarelli will then begin to requisition the funds.

Mr. Laramie asked for an update on the National Grid rebate. Mrs. Mangiarelli reported that they are still waiting for the final 20% for both the middle school and high school. She said she spoke with Chuck at National Grid who said there are a couple of items that need to be finalized including receipt of the as-builts from Aladdin. Mrs. Mangiarelli stated that National Grid should be out in a couple of months to finalize their review and the funds will follow.

Mr. Fogarty asked when they would have the final net figure for the project overage. Mrs. Mangiarelli reported that the project deficit is at \$863K but the amount should change when she receives updated information from Mr. Grzyb.

Mrs. Ejnes moved and Mr. Chretien seconded to approve the Treasurer's report as presented. So voted, 5-0-1 with Mrs. Capobianco abstaining as she was not present for a portion of the discussion.

4. Approval of Minutes

Mr. Chretien moved and Mrs. Ejnes seconded to approve the minutes from the February 9, 2010 meeting. So voted, 5-0-1 with Mrs. Capobianco abstaining as she was absent from the February 9th meeting.

5. Demographics/School Population

Mr. Fogarty distributed a report on the demographics noting that actual enrollment figures from 1967 through 2009 have been included. He also stated that the report includes an analysis of the cycles and a report from NESDEC regarding the enrollment. The report is included as reference 2.

6. Middle School and High School Project updates

Mr. Grzyb reported that the biggest item on the middle school punch list is now the existing sidewalks. He explained that in certain areas the sidewalks are shifting and raising most likely due to frost heaves. He said they need to monitor it over the next couple of weeks to see how much they go down. In the meantime he has been doing some research on the testing and field reports and noted that he has not found any compaction reports. He reported that Briggs did the work and they feel that it is not a compaction problem but a water problem as the water goes in from underneath and freezes causing the frost heaves. Mr. Grzyb said that at this point he can't go back to a sub because he can't say what was done wrong; he noted that he reviewed the work quite frequently while the installation was being done and there were no shortcuts taken.

Mr. Mark Humphrys provided pictures of some of the areas and said the biggest one is about two inches. He reported that this is a water issue and noted that the proper fill is in place and due care was taken during installation but there is water everywhere on the site. He noted that drains were installed to help mitigate the water but there is still a constant flow.

Mr. Grzyb reported that these areas were not affected last year though there were some other areas last year that were raised that are not this year. He said there are many variables in the weather that could make this happen noting that this was a cold rainy winter.

Mr. Laramie questioned what should be done if this is a recurring issue. Mr. Abt asked whether the sidewalks could be sealed. Mr. Humphrys said this is not required but couldn't hurt the situation either. Other suggestions included coring some holes to test the soil, hiring an engineer to assess the situation and checking the water table. The committee discussed the various options and Mr. Laramie summarized the situation by saying that it appears that the installation followed specifications and was accepted by the building committee and the school department. He suggested that perhaps this is an issue for the school department to discuss.

Dr. Barnes noted that regardless of the history, there is movement and it is unsafe for the children. He said that something needs to be done about it. Mr. Steve Sette noted that he would like to have a school committee discussion on how to proceed.

Mr. Humphrys reported that the ERV draft report came out last week and he received the final report today. He stated that the report was delayed because Maguire did a lot of research and made many site visits and spent hours on the roof looking for something to happen. Mr. Humphrys noted that it is a tough issue to resolve as the odor does not occur regularly.

Mr. Grzyb stated that he will provide Delta with a copy of the report and they will need about a week to respond and he noted that Delta is hiring an independent engineer to review the report. Mr. Grzyb said he will schedule a meeting for Friday March 19th, to

discuss the issue with the hopes that at a minimum Delta will have a draft response by then. As requested by Mr. Laramie, Mr. Humphrys will forward a copy of the report to Con Ed.

Mr. Grzyb reported that since last month the high school punch list has been narrowed down to one page. He said that Mr. Humphrys has finished the confirmation of the interior and they are now waiting for the review of the exterior work. Once a condensed punch list is available he will get the subs back all at once to finish up. Mr. Humphrys said only minor items such as painting in certain areas and glazing strips remain on the punch list.

Mr. Grzyb informed the committee that Aladdin was there for two Saturdays completing their work on the lighting controls. He said there are a couple of areas where there is a lot of air movement where the controls are not working properly but Aladdin will be working on this. Mr. McGovern said there are some additional areas that he has been working on with the lighting company.

Mr. Grzyb reported that there is a meeting scheduled for next Thursday with ATC regarding the boiler. Mr. Ziemba stated that on February 3rd there was a meeting with Maguire, ConEd, ATC, HV Collins, Mrs. Mangiarelli and the burner representative. They went through the various scenarios and determined that it is a pressure switch issue. As requested by Maguire, ATC installed a pressure gauge which would allow them to monitor the PSI. On February 13th they tested the system and it turned on without any manual assistance. Mr. Ziemba reported that a week later, Mr. McGovern informed them that the system failed, it needed to be manually restarted. Maguire asked ATC to check the valves and the pressure switch to make sure everything is working properly. They have also contacted the manufacturer's representative who will be coming out to inspect the entire system.

Mr. Grzyb and Mr. Ziemba confirmed that everything is done for the energy lab but they do not have the certificate of occupancy yet. Mrs. Mangiarelli reported that Mr. Desormier is still working on the language for the CO regarding storage space and there were a few minor things that needed to be done before the CO would be issued. Mr. Grzyb confirmed that all the work had been completed a few weeks ago. Mrs. Mangiarelli said it should not be a problem getting the CO.

Mr. Laramie asked Mrs. Mangiarelli if she had a report from ConEd regarding the commissioning. Mrs. Mangiarelli reported that it was her understanding that Mr. Kevin Venturini would be at the meeting to provide a report to the committee. However in his absence Mrs. Mangiarelli informed the committee that the commissioning can be done once the lighting control issue is resolved. They will then do the metering and verification then review their baseline. Mrs. Mangiarelli noted that the completion of this work is still a few months out.

Mr. Abt asked Mr. Grzyb where he stands on updating the financial status. Mr. Grzyb reported that he provided Mr. Ziemba with a requisition tonight. Once that is finalized he can update the monthly financial report. He noted that most of the movement in the numbers this month has been moving items from pending to approved. Mr. Abt asked that they get everything closed out for April and provide final numbers for the April Building Committee meeting. Mr. Grzyb confirmed that this can be done.

Mr. Fogarty asked about the sound proofing for the energy lab. Mr. McGovern said some sound proofing panels were donated and it has made a bit of a difference, more panels will be installed.

Mrs. Ejnes moved and Mr. Chretien seconded to accept the report from the architects and construction manager. So voted, 6-0.

7. Energy Lab Open House

Mr. Laramie said they should set a date for the Energy Lab Open House for late May or early June. The committee discussed and agreed to invite State and Federal congressional representatives for the open house noting that Senator Reed was interested in coming back to see the final project. The committee agreed to look into having the event on Monday June 7th.

8. Adjournment

Mrs. Ejnes moved and Mr. Chretien seconded that the meeting be adjourned at 7:45PM. So voted, 6-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, April 13, 2010